

145.0

0010

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

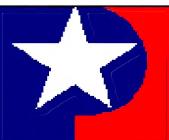
716,500 / 716,500

USE VALUE:

716,500 / 716,500

ASSESSED:

716,500 / 716,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WALL ST, ARLINGTON

OWNERSHIPUnit #:

Owner 1: SHAHMOON REBECCA	
Owner 2:	
Owner 3:	

Street 1: 3 WALL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,534 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Wood Shingle Exterior and 1382 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6534		Sq. Ft.	Site		0	80.	0.94	9									492,815						492,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6534.000	223,700		492,800	716,500		95649
Total Card	0.150	223,700		492,800	716,500	Entered Lot Size	GIS Ref
Total Parcel	0.150	223,700		492,800	716,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	518.45	/Parcel: 518.4	Land Unit Type:	Insp Date
							04/19/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,700	0	6,534.	492,800	716,500	716,500	Year End Roll	12/18/2019
2019	101	FV	191,800	0	6,534.	462,000	653,800	653,800	Year End Roll	1/3/2019
2018	101	FV	214,600	0	6,534.	381,900	596,500	596,500	Year End Roll	12/20/2017
2017	101	FV	214,600	0	6,534.	351,100	565,700	565,700	Year End Roll	1/3/2017
2016	101	FV	214,600	0	6,534.	320,300	534,900	534,900	Year End	1/4/2016
2015	101	FV	202,900	0	6,534.	314,200	517,100	517,100	Year End Roll	12/11/2014
2014	101	FV	202,900	0	6,534.	292,000	494,900	494,900	Year End Roll	12/16/2013
2013	101	FV	202,900	0	6,534.	277,800	480,700	480,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13013-465		7/9/1976		37,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2011	246	Re-Roof	6,000					
2/29/2008	164	Add Bath	4,750		G9	GR FY09	add 1/2 bath	
5/6/2004	413	Redo Kit	26,509	C	G6	GR FY06	REPL KIT CABS REPL	

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/7/2008	Meas/Inspect	163	PATRIOT
3/22/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing N/C	264	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/Ha: 0.15000

Total SF/SM: 6534

Parcel LUC: 101 One Family

Prime NB Desc: Brackett

Total: 492,815

Spl Credit

Total: 492,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

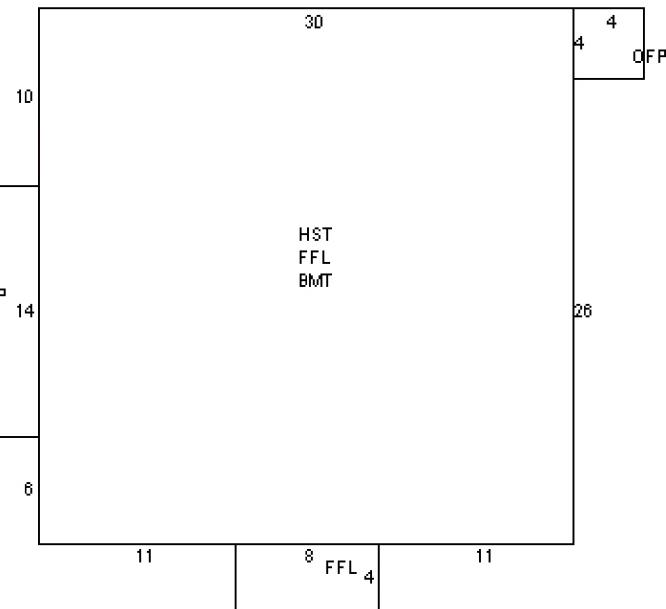
EXTERIOR INFORMATION

Type:	5 - Cape	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1936
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	50
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	141.736
Other Features:	85743
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324188
Depreciation:	100498
Depreciated Total:	223690

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	141.74	
Special Features:	0	Val/Su Net:	93.36	
Final Total:	223700	Val/Su SzAd:	161.87	

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 145.0-0010-0002.0

More: N

Total Yard Items:

Total Special Features:

Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	932	141.740	132,098						
BMT	Basement	900	42.520	38,269						
HST	Half Story	450	141.740	63,781						
OSP	Screen Porch	98	36.670	3,593						
OPP	Open Porch	16	44.000	704						
	Net Sketched Area:	2,396	Total:	238,445						
Size Ad	Gross Are	2846	FinArea	1382						

IMAGE

AssessPro Patriot Properties, Inc